

Mt Holly Preserve Community Association  
P.O. Box 110  
Amelia, OH 45102-0110

September 26, 2010

To: «Name»  
«Address»  
«City», «State» «Zip»  
|||||

Fall has arrived and the time has come for our Annual meeting and Board election. Please send in your Bios to the PO Box ahead of the meeting.

The Board has worked with the "Owner" of the balance of the lots, to create an amended Covenant and Deed Restrictions. In exchange for these updates, the Owner wishes to retain control of his investment until 2016. The Owner does not want to devalue the subdivision by wholesaling out the lots. He is willing to ride out the current market lull. The current proposed DCR is on our website. The changes are highlighted in yellow. There is also a form on the website to send in your feedback. We still need to achieve 75% in order to pass this, so we'll need this to be agreeable to at least 42 additional lot owners as well. If you cannot access the web and need them sent to you, please send your request by mail to the address above. Please mail feedback forms by Saturday, October 16<sup>th</sup> so we can review the compiled comments at the HOA meeting.

**Annual HOA Meeting – Thursday, October 21th, 7pm – Batavia Township Center – 1535 Clough Pike**

A big **Thank You** for all those that help keep the entry looking nice.

For Community News, please visit our website at: <http://www.MtHollyPreserve.org> **Updated!**

Statement of Account Lot: «Lot» Phase: «Phase»

**Transaction History**

<u>Date</u>	<u>Transaction</u>	<u>Amount</u>
01/01/2010	Previous Balance	\$ «PreviousBal»
03/28/2010	2010 Community Association Dues (x«MultiLots»)	\$ «CurrentAssessment»
	Payments Applied – Thank You	\$ «Payments»

**Balance Due within 30 days of receipt:** \$ «CurrentBal»

Please include your lot number on your remittance.

12% Late Fees will be assessed on any outstanding balances on 12/31.

Lot: «Lot» Contact Information on file. Please correct and return if it has changed.

Phone: «Phone»

Email: «email»

Mt Holly Preserve Community Association 2009 Budget			
Income			
		Planned	Actual
Dues	Phase I	\$ 720.00	\$ 711.76
Dues	Phase II	\$2,300.00	\$2,161.28
Dues	Phase III	\$ 600.00	\$ 512.00
Total		\$3,620.00	\$3,385.04
Expense			
Front Entry Electric	Annual	\$ 200.00	\$ 220.00
Gaslight Electric (Phase 2&3)	Annual	\$2,240.00	\$2,028.02
Front Entry Landscape	Annual / One-time	\$ 150.00	\$ 117.67
Front Entry Lighting Upgrade	One-time	\$ 130.00	\$ 127.43
Mailbox	Annual	\$ 42.00	\$ 42.00
Copy, Postage, & Supplies	Annual	\$ 90.00	\$ 63.51
Reserves (Carry Forward)	Annual	\$ 768.00	\$ 786.41
Total		\$3,620.00	\$2,598.63
Current Balance			\$3,283.65

Unused funds (reserves) from 2009 will be carried over into 2010.

Mt Holly Preserve Community Association 2010 Budget			
Income			
		Planned	Actual to Date
Dues	Phase I	\$ 720.00	\$ 580.00
Dues	Phase II	\$2,350.00	\$ 2,467.19
Dues	Phase III	\$ 700.00	\$ 872.00
Total		\$3,770.00	\$3,919.19
Expense			
Front Entry Electric	Annual	\$ 270.00	\$ 304.00
Gaslight Electric (Phase 2&3)	Annual	\$2,268.00	\$ 2,352.00
Front Entry Landscape	Annual / One-time	\$ 150.00	\$ 149.25
Front Entry Lighting Upgrade	One-time	\$ 30.00	\$ 30.85
Mailbox	Annual	\$ 44.00	\$ 44.00
Copy, Postage, & Supplies	Annual	\$ 90.00	\$ 132.00
Court Recorder	One Time	\$ 0.00	\$ 997.50
Reserves	Annual	\$ 918.00	\$ (90.41)
Total		\$3,770.00	\$3,921.60
Current Balance			\$3,193.24